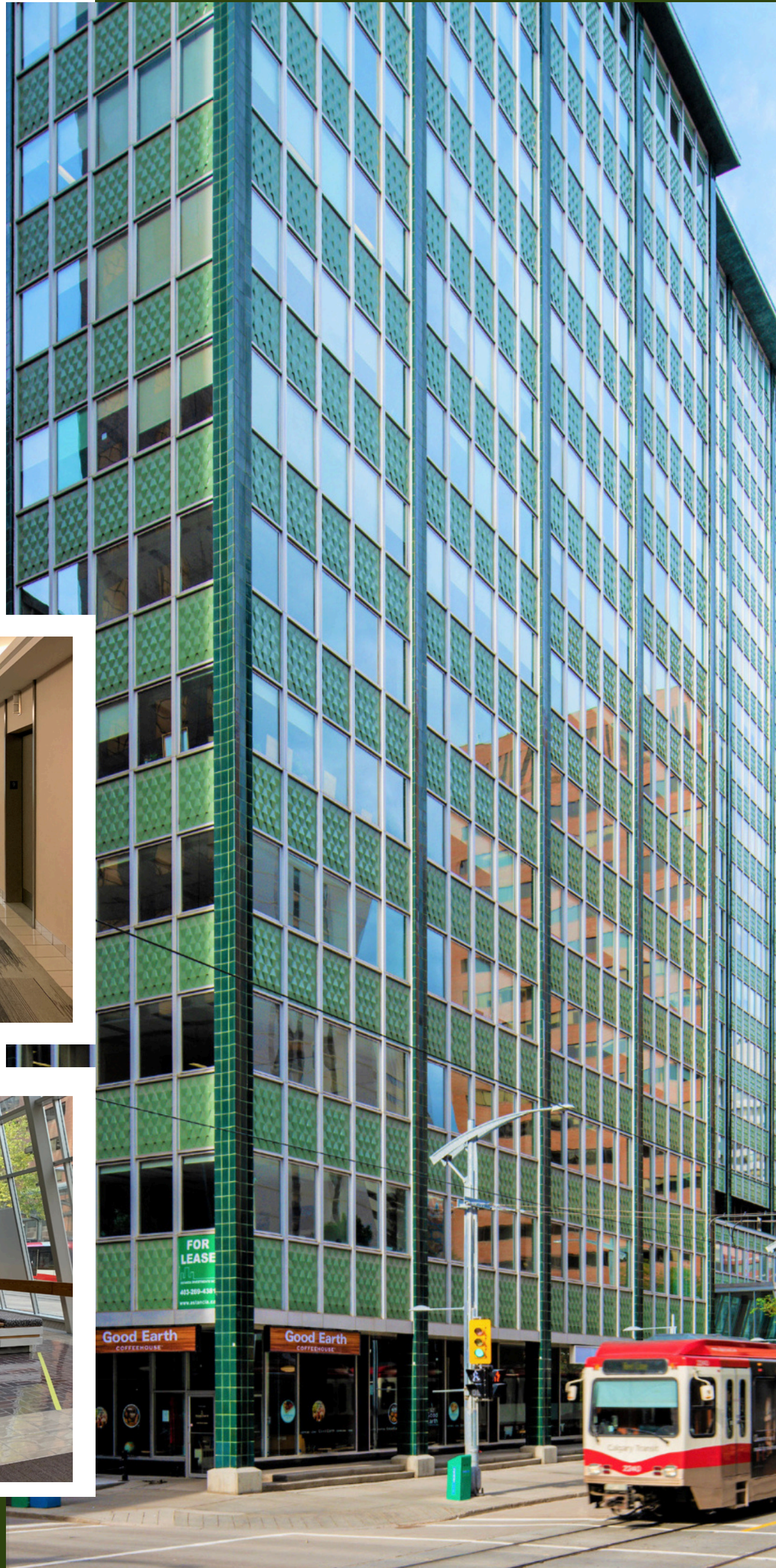
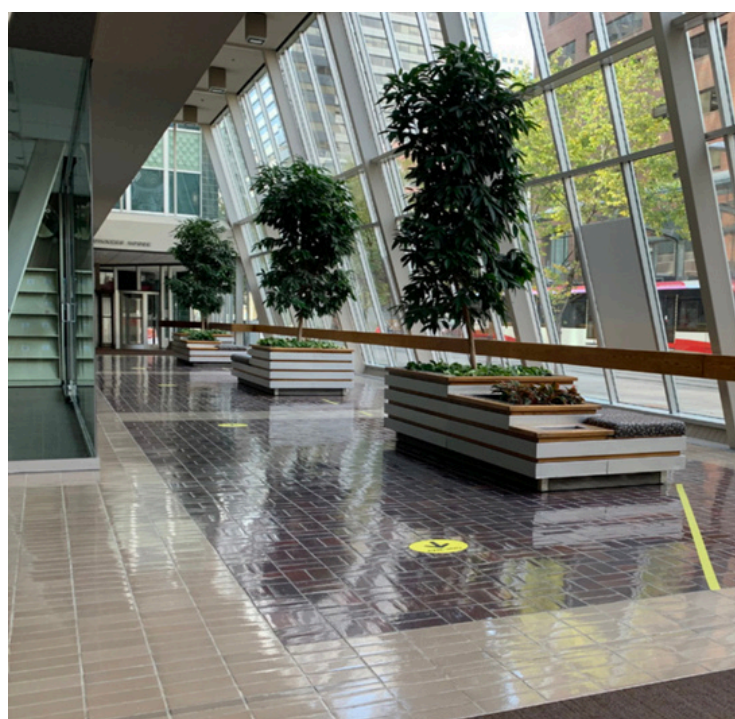


ELVEDEN CENTRE

IVEAGH HOUSE | ELVEDEN HOUSE | GUINNESS HOUSE

707-717-727-7th Ave SW
CALGARY, AB

**Move-in
ready suites
are available**



Features

- ✓ Competitive rental rates and low-operating costs
- ✓ Various suite configurations and sizes
- ✓ On-site property management and security
- ✓ Plus 15 access to Encor Place and The CORE
- ✓ Easy accessibility from main thoroughfares
- ✓ Direct LRT access (Eastbound 6th and 8th Street SW and Westbound 7th street SW)
- ✓ Many on-site amenities including Minuteman Press, CIBC, Good Earth Coffeehouse, Breathe Massage Therapy, Barber Shop, and Pharmacy)

Contact Us

- ☎ (403) 750-2220
- 📍 (403) 269-4381
- ✉ aborle@estancia.ca
- 🌐 www.estancia.ca

**Suite 450, 707 7th Ave SW
Calgary, AB T2P 3H6**



ELVEDEN CENTRE

PROPERTY INFORMATION

Landlord: Estancia Investments Inc.

Constructed: 1962

Building Area: 448,617 Sf

Average Floorplate

Iveagh House: 10,868 sf

Elveden House: 7,800 sf

Guinness House: 10,900 sf

Number of Floors:

Iveagh House: 14

Elveden House: 20

Guinness House: 15

LEASING INFORMATION

Available: Immediately

Term: Flexible

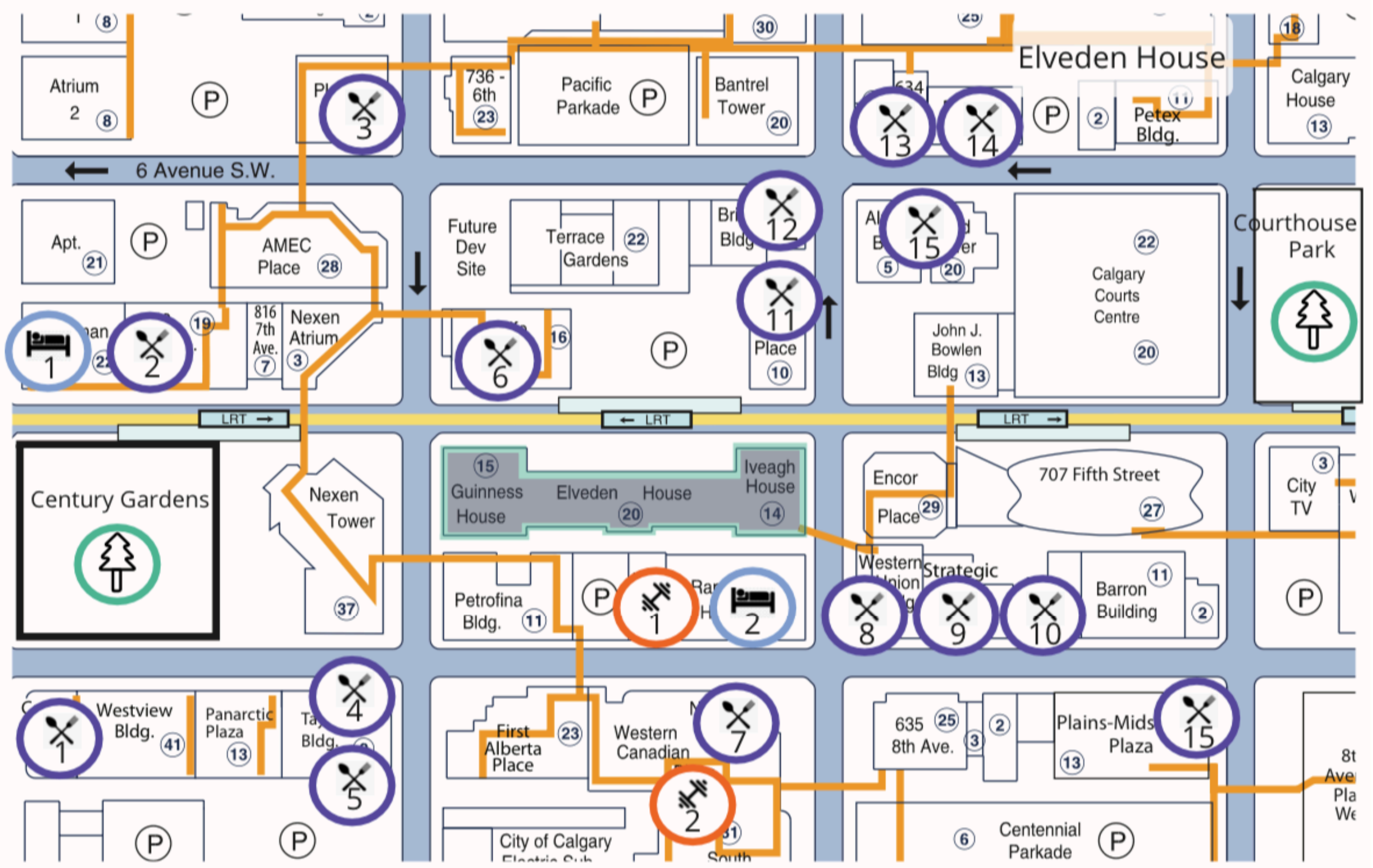
Asking Rate: Market Rates

Operating Costs and

Taxes: \$16.25 psf

Parking: 1:3,000 sf
\$385.00/stall/month/
reserved

Additional Parking: \$300
stall/month/random



ELVEDEN CENTRE Location Map and Surrounding Amenities

Restaurants

- Tim Hortons
- Moxie's Grill & Bar
- Rio Bar & Grill
- Bagelino's
- A&W
- Express Subs
- Gyu-Kaku BBQ

Hotels

- Sandman
- Ramada Plaza

Fitness Facility

- Anytime Fitness
- Western Canadian Place Fitness Centre



Century Gardens



Courthouse Park

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